



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

May 7, 2021

VIA EMAILED PDF

David C. Landsman, PE, Prof. LS
CAS Engineering-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036

Re: **3033 Ordway Street, NW - Lot 0125, Square 2067, Cleveland Park - Zoning Determination**

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM with my staff held on April 26, 2021. As presented during our meeting, the site currently a record lot in the R-1-B Zone. The project proposes to retain the existing dwelling, and reinstall a driveway to access an existing detached garage in the rear yard.

As was discussed at the meeting, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows.

Applicable Zoning Analysis

Criteria	DCMR Reference	Allow./Req.	Provided
Lot Frontage	11C DCMR 303	37.5 feet	50.0 feet
Lot Dim.	11D DCMR 302.1 (area and width)	5,000 sf 50 feet	5,397 sf 50 feet

Pervious Surface 11D DCMR 808 50% min. 50% min.

Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

Vehicle Parking

Vehicle parking is required to be within a building or structure per 11C DCMR 710.2(a) or behind the front wall of the building per 11C DCMR 710.2(b)(1) and (2). The existing detached garage would meet this requirement and provide compliant parking for the property with a space 9-feet by 18-feet internal to the space. A smaller parking stall would be approved if size of existing garage clearance is less than 9 x18 feet, as a grandfathered condition, as long as the space is greater than a compact parking stall, 8-feet by 16-feet, reference 11C DCMR 712.5 and 712.6.

Access to the parking space as shown meets the requirements of 11C DCMR 711 as it is from a driveway, 8.0-feet wide within 20 feet of the street lot line. There is no minimum driveway width for other portions of the driveway on private property providing access to the parking space, though it must be confirmed that the driveway is passable by a vehicle. The Zoning Administrator will require proof of driveway travel/use feasibility for approval of a driveway less than 8-feet wide.

I have reviewed the attached Proposed Driveway Concept Sketch and concur that the project complies with the applicable Zoning Regulations for the R-1-B Zone.

Accordingly, when the building permits are filed for, I will approve permits for this property if consistent with the above presented zoning criteria and compliance information.

Please let me know if you have any further questions.

Sincerely, Matthew Le Grant
Matthew Le Grant
Zoning Administrator

Attachment –Proposed Driveway Concept Sketch

Zoning Technician: Brittany Bullock

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.